



CITY OF
HAYWARD
HEART OF THE BAY

KB Home
December 18, 2014
Planning Commission Meeting

Arlynn J. Camire, AICP, Associate Planner

John Nguyen, P.E., Development Review Engineer

Planning Division

Development Services Department



KB Home – 38 Townhomes

Location



HAYWARD



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Site Photo

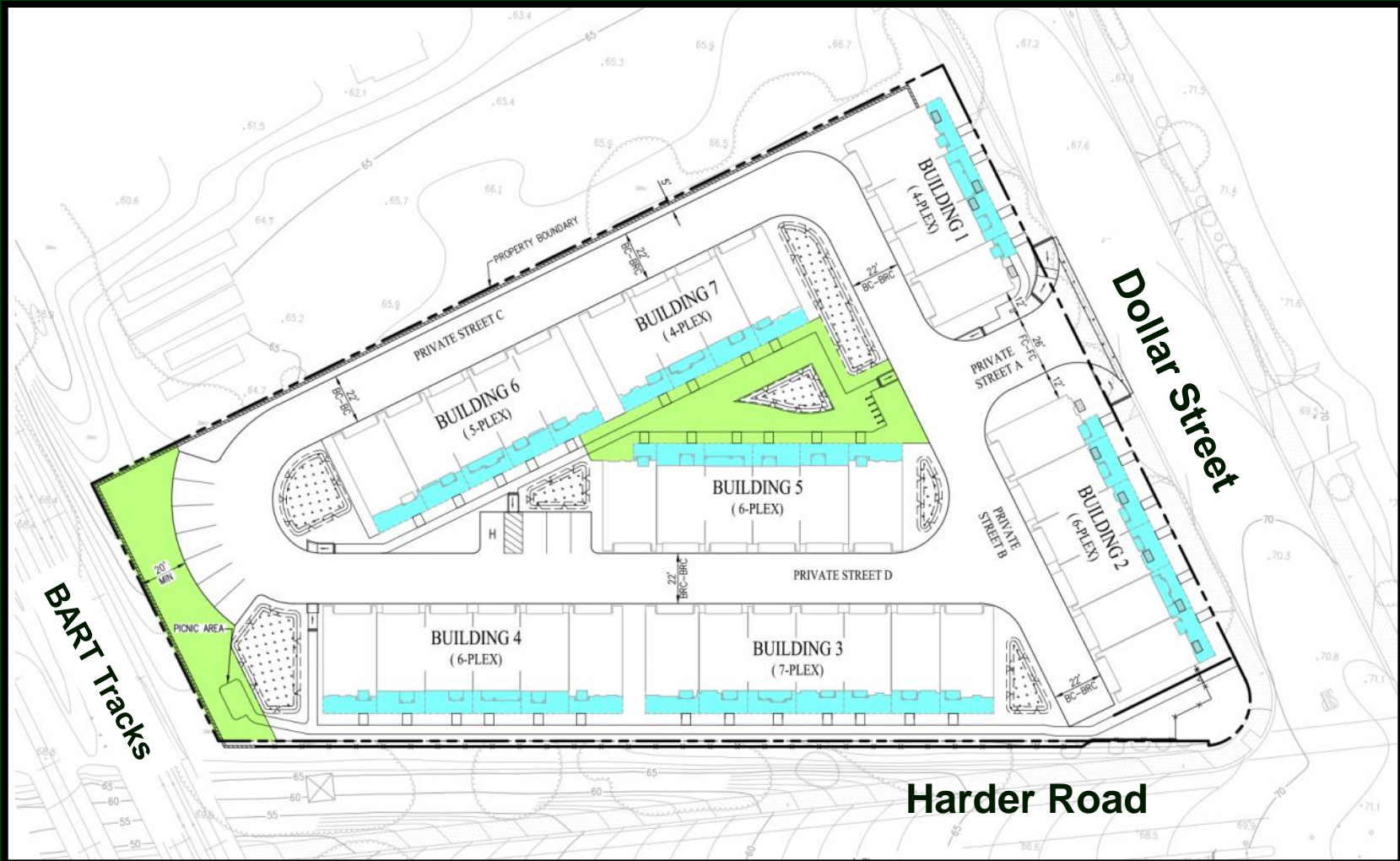


HAYWARD



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Site Plan and VTM 8188





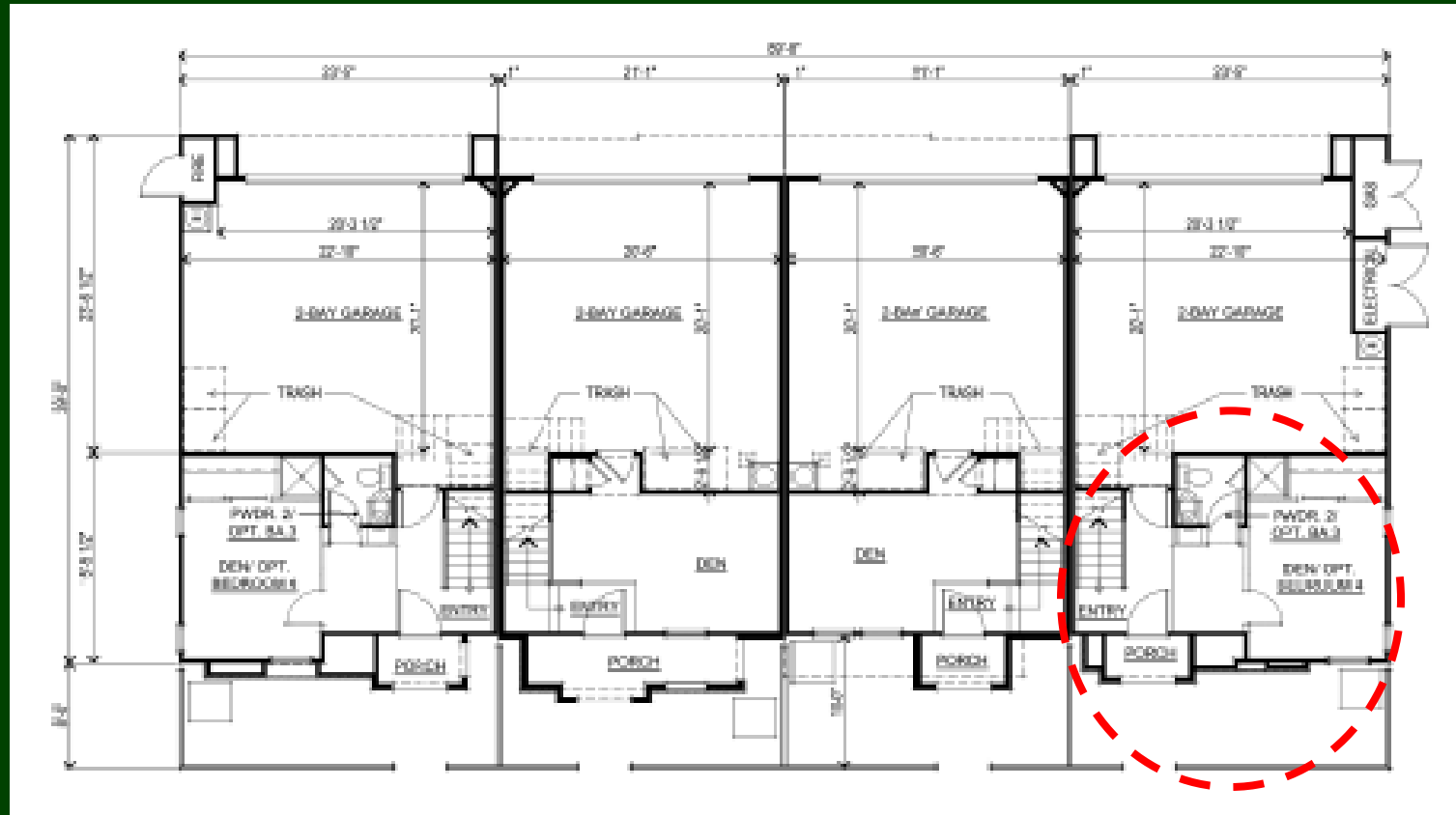
**Spanish 4-Plex
View from Dollar Street**



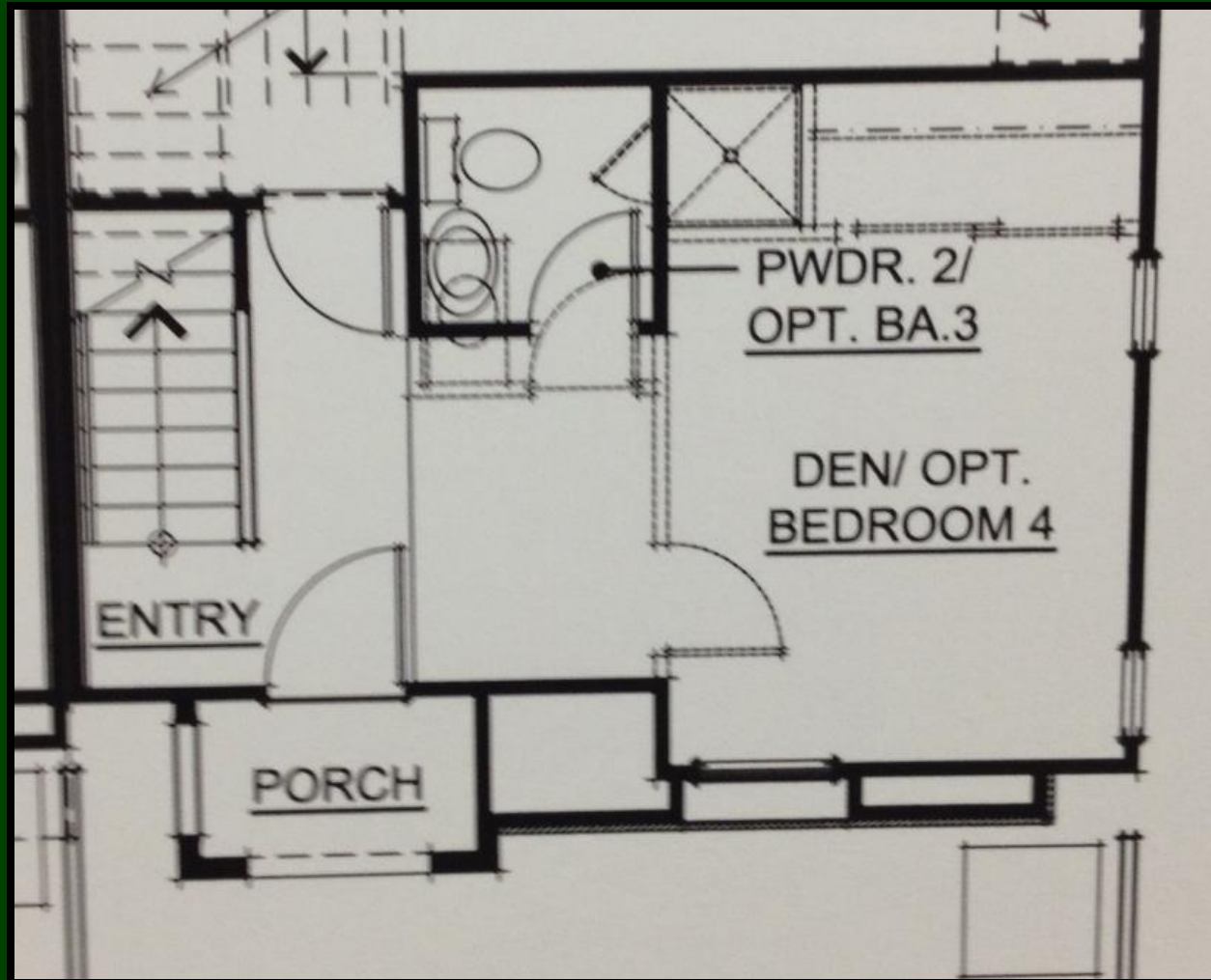
**Italianate 6-Plex
View from Dollar Street**

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Typical First Floor Plan



Den/Bedroom option allowing Aging in Place



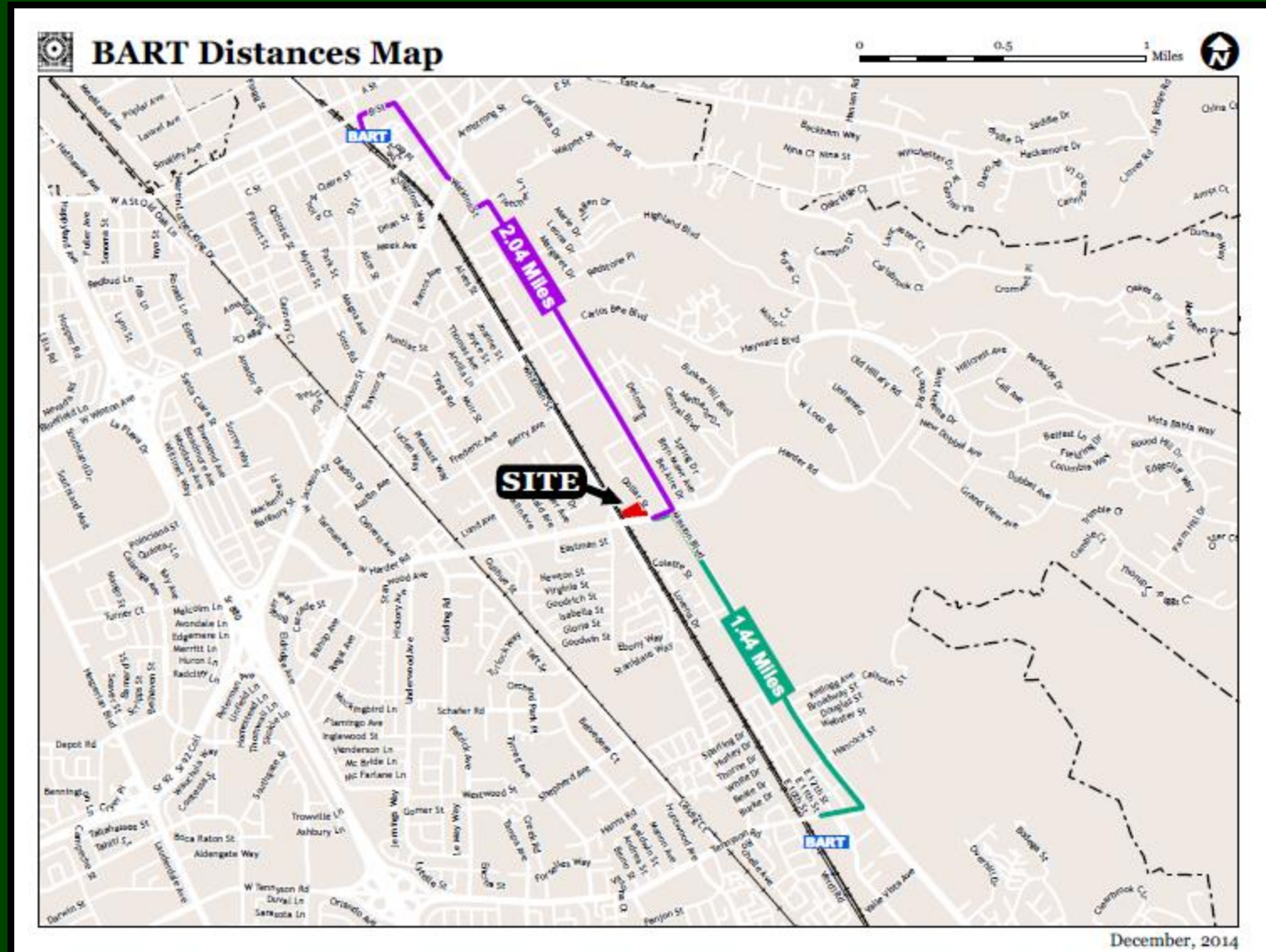
Den/Bedroom option allowing Aging in Place



- **Maximum Parking per Form Based Code- 76 spaces**
- **89 Parking Spaces Provided- 2 per unit & 11 visitor**
- **Justification Findings- Consistent with Goal of the Housing Element to adjust development standards that are determined to be a constraint on the development of housing.**
- **The additional trips will not place a burden of local streets.**
- **Distance from BART stations.**

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Walking Distance to BART



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- **Roof Pitch required by Form Based Code- 5:12**
- **Roof Pitch proposed- 4:12**
- **Justification Findings-Similar to Existing Roofs of surrounding Commercial and Residential buildings and doesn't conflict with the intent of the Form Based Code.**

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*Examples of Roof Pitches of
Adjacent Development*



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That the Planning Commission:

1. Adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Approve the proposed project, including approval of a Site Plan Review, Vesting Tentative Tract Map 8188, Warrants for Parking and Roof Pitch and to build Thirty-Eight (38) townhomes, subject to staff recommended Findings and Conditions of Approval.

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Questions?



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